

# **Town of Smithfield**

## **Zoning Board of Review**

**64 Farnum Pike, Smithfield, Rhode Island 02917**

**(401) 233-1039**

**George D. McKinnon, Chairman**

**Geri DeAngelis, Clerk**

**Docket**

**JULY 28, 2004**

**The Smithfield Zoning Board of Review meeting will be held on WEDNESDAY JULY 28, 2004, at 7:30 PM, at Smithfield Town Hall, 64 Farnum Pike when all persons interested will be heard for or against the granting of the following applications for a special permit under the Zoning Ordinance.**

### **I. Communications**

#### **Election of Officers**

### **II. Old Business**

### **III. 03-015**

**Continued hearing for Leonard G. King, Jr./L.G. King Properties, LLC as applicant and owner of property located at 34-37 Lark Industrial Parkway, listed as Lot 11 on Assessor's Plat 43, is seeking a special use permit under Section 3.7 Existence by Special Use Permit and Section 4.5 Dimensional Relief by Special Use Permit to deviate from Section 5.4 Table 1 Dimensional Regulations front yard setback and an Amendment of a Previously Granted Resolution to construct a 9,600 square foot addition to an existing building under the Zoning Ordinance.**

### **04-030**

**Chad Sirois as applicant and owner of property located at 307 Farnum Pike, listed as Lot 56 on Assessor's Plat 46, is seeking a special use permit from Section 4.3.H.1 and Section 4.4.H.A (2) (5) (7) Storage of Flammable Materials, and Variances to deviate from Section 4.5 Dimensional Relief by Special Use Permit, Section 5.3.4 Buffers, and Section 5.4 Table 1 Dimensional Regulations side yard setback to install a mobile propane storage container in a Light Industrial District under the Zoning Ordinance.**

### **III. Public Hearing**

### **IV. 04-046**

**Southwestern Bell Mobile Systems, LLC d/b/a Cingular Wireless as applicant and Carbide Realty, LLC as owner of property located at 339C Farnum Pike, listed as Lot 60C on Assessor's Plat 46, are seeking a Special Use Permit from Section 3.7 Existence by Special Use Permit, Section 4.3.H.1 and Section 4.4.H.1 Storage of Flammable Materials to install a 500 gallon underground propane storage tank, located in a Light Industrial District and Industrial District under the Zoning Ordinance.**

**04-047**

**Racing Reality as applicant and Ronald Tommelini as owner of property located at 17 Industrial Drive, listed as Lot 163 on Assessor's Plat 49, are seeking a Special Use Permit from Section 4.3.I.2 and Section 4.4.I.2 Trade Establishments to allow warehousing and maintenance of racing cars, located in an Industrial District under the Zoning Ordinance.**

**04-048**

**Gary G. Tikoian as applicant and owner of property located at 261 Stillwater Road, listed as Lot 92 on Assessor's Plat 46, is seeking a Variance to deviate from Section 4.3.J.6 and Section 4.4.J.6 Storage**

**Facility, Not Including Truck Terminal to allow outdoor storage, located in an Industrial District under the Zoning Ordinance.**

**04-049**

**Child Care Connection, Inc as applicant and CCC Realty Corporation as owner of property located at 22 Cedar Swamp Road, listed as Lot 13 on Assessor's Plat 43, are seeking a Special Use Permit from Section 4.3.D.6 and Section 4.4.D.6 Day Care Center, Section 3.7 Existence By Variance or Special Use Permit and Section 4.5 Dimensional Relief By Special Use Permit to construct an addition to a daycare facility, located in a Planned Development District under the Zoning Ordinance.**

**04-050**

**Jose D. Ramos as applicant and owner of property located at 69 Farnum Pike, listed as Lot 79A on Assessor's Plat 23, is seeking a Special Use Permit from Section 3.13 Special Use Permit For Expansion, Addition, Or Enlargement and Section 4.5 Dimensional Relief By Special Use Permit to construct a second floor addition, located in an R20 District under the Zoning Ordinance.**

**04-052**

**Ralph A. Cataldo as applicant and DECA Real Estate Co., Inc. as**

**owner of property located at 15 Appian Way, listed as Lot 287 on Assessor's Plat 46, are seeking an Amendment to a Previously Granted Resolution and a Variance to deviate from Section 5.4 Table 1 Dimensional Regulations yard setbacks to construct an office building, located in an Industrial District under the Zoning Ordinance.**

**04-053**

**Archie Emerson as applicant and Ocean Baptist Church as owner of property located at 600 Douglas Pike, listed as Lot 101 on Assessor's Plat 45, are seeking a Special Use Permit from Section 4.3.D.2 and Section 4.4.D.2 Church and Other Places of Worship and Section 4.3.M.1 and Section 4.4.M.1 Accessory Uses to construct a parsonage building and two storage sheds in a Commercial District under the Zoning Ordinance.**

**04-056**

**Dawn Clough as applicant and owner of property located at 6 Potter Avenue, listed as Lot 9A on Assessor's Plat 22, is seeking a Variance to deviate from Section 6.2.1 (A) & (B) Accessory Uses to install an above-ground swimming pool in an R-20 District under the Zoning Ordinance.**

**04-057**

**Lisa M. Richards and Robert Richards as applicants and Carol DiRuzzo as owner of property located at 180 Pleasant View Avenue, listed as Lot 36 on Assessor's Plat 19, are seeking a Variance to deviate from Section 3.8.H.1 Change of Use Residential Zones to convert an existing building containing a restaurant into a restaurant, retail shop and service shop in an R-20 District under the Zoning Ordinance.**

**04-058**

**Victor N. Fagnant as applicant and owner of property located at 378 Farnum Pike, listed as Lot 135 on Assessor's Plat 49, are seeking a Special Use Permit from Section 3.13.A (1) & (2) Special Use Permit for Expansion, Addition, or Enlargement to construct a breezeway and attached garage to an existing two-family dwelling in an R-80 District under the Zoning Ordinance.**

## **V. Other Business**

**03-039**

**Alberto J. LaGreca, Jr. as applicant and owner of property located at**

**14 Industrial Drive, listed as Lot 190 on Assessor's Plat 49, is seeking an extension of a previously granted Resolution to construct an addition in an Industrial District under the Zoning Ordinance.**

## **VI. Deliberations**

## **VII Adjournment**

**Handicapped persons and those needing visual or hearing services wishing to attend a Zoning Board of Review meeting must contact the Building/Official's office 48 hours prior to the scheduled meeting that they plan to attend:**

**233-1039 VOICE**

**1-800-745-5555 TTY**